

# ROWLEY DOWNS HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

February 9<sup>th</sup>, 2015

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Al Thompson, President

Warren Brinker, Vice President

Valerie Gill, Secretary

David Darnall, Treasurer

Clay Hodge, Director at Large

Management Representative:

Danny Pruett, RealManage

- I. **Call to Order:** The meeting was called to order at 7:00PM
- II. **Homeowner Forum**
  - a. Tom and Diane Stockman came to discuss concerns with the sober living home on Parliament Way. They have discussed the situation with the Town Council as well as the Town's attorney. They have noticed a recently diminished visible impact (number of cars, dumpster and number of people outside). They would like to see Rowley Downs HOA help voice a strong opposition.
  - b. Homeowner requested that the Board look into updating the covenants for the community.
- III. **Consent Agenda**
  - a. Motion to approve the minutes dated **December 12<sup>th</sup>, 2014.** **(MSP/Unanimous)**
- IV. **Review Items**
  - a. Review of the unaudited financials as of December 31<sup>st</sup>, 2014. **(REVIEWED)**
- V. **Action Items**
  - a. Motion to approve increasing compensation to Rick Hill for his open space mowing to **\$1,050.00** according to Map B that was provided. **(MSP/Unanimous)**
  - b. Motion to approve Ips Beetle Preventative spray for common area trees through The Natural Way in the amount of **\$2,558.00.** **(MSP/Unanimous)**
- VI. **Discussion Items**
  - a. **11259 Parliament way** – Board is keeping an eye on the home and is trying to curtail violations to the Association's governing documents. The Board has been in contact with the Town's attorney. The Town is recommending that the Association allow the Town to take the lead at this time.
  - b. **Split Rail Fencing Proposal** – The Board will review the fencing proposals received and determine which direction they would like to proceed. Once the Board has determined what type of fencing to move forward with Manager Pruett will obtain two additional proposals for the repairs.
  - c. **Basketball Court** – President Thompson believes a basketball court could be installed in the current parking lot near the baseball field. Director Hodge would like to see the one on Cambridge repaired first. Board will consider asking homeowners if they would like to see this work completed.
  - d. **Trash Reimbursement Request** – Homeowner contested charge for January trash removal as they paid ahead to their carrier and they would not refund that. Manager Pruett has requested follow up documentation showing this and the homeowner has yet to comply.

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Board will only consider request once evidence of payment and refusal to refund are provided.

- e. **Baseball Field Damage** – Homeowner Albert Morton has agreed to pay for any damages that resulted from his driving on the baseball field.
- f. **Public Utilities Commission** – Homeowners are encouraged to write in complaints regarding power lines to the State.

VII. **Adjournment** – The meeting was adjourned at 8:20PM

VIII. **Executive Session**

- a. Board discussed violations and assigned Board Positions.

APPROVED